



City of Annapolis

Department of Planning & Zoning

145 Gorman Street, 3rd Fl

Annapolis, MD 21401-2535

PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Historic Preservation Commission

July 25, 2013

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on July 25, 2013 at the Pip Moyer Center Conference Room, Annapolis Maryland. **Chair** Kennedy called the meeting to order at 6:32p.m.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Zeno, Kabriel, Toews, Finch

Staff Present: Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en masse to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Chair Kennedy announced the resignation of Ms. Bronte Jones who has been promoted to the Chief Financial Officer of Dickinson College.

D. APPROVAL OF MINUTES

Vice Chair Leahy moved approval of the amended May 14, 2013 and June 11, 2013 meeting minutes, as well as approval of the May 23, 2013 and June 27, 2013 meeting minutes as submitted. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 6-0.

E. OLD BUSINESS

1. **16 Southgate Avenue** – Gary Schwerzler/Fourth Street Design Studio, Inc. – Remove and reuse window infill openings; remove and relocate masonry steps; install new windows, doors and skylights; add a new courtyard entrance, new masonry steps, new stone paved walk, new courtyard entry gates, and new garage door. Replace roof.

Mr. Schwerzler noted that the HPC has been provided a completely new set of drawings dated July 18, 2013 that does not contain any of the former drawings. The existing conditions have not changed in the drawings and the revised outline previously sent to the HPC explains the concept that the project will address. He explained that the project focuses on the front door of the structure as the entry gate to the courtyard. The addition is the essential element that separates while allowing a flow of space between both the entry gate and the private courtyard. He described the materials of the existing structure that are being reused or relocated to other parts of the structure. He referred the HPC to Sheet EZ4 of the plans that show the window and door inventory. He explained that the roof pitch is at 7/12 and is less than the existing pitch. The project proposes to eliminate the noncontributing windows and retain the contributing windows. The front entry gate will be custom built.

Staff: Ms. Craig restated her written comments and recommends conditional approval subject to the applicant providing more detail on the design as well as the product specification for the front gate.

Public: Public testimony opened at 7:10pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 7:11pm.

Commissioners: Mr. Schwerzler responded to a question from the HPC regarding the decision to include awning windows. **Vice Chair** Leahy indicated that this window choice is not consistent with guideline D.18. **Chair** Kennedy expressed concern regarding the wall penetrations proposed specifically the two windows that will be converted to doors in that it does not comply with guideline

D.17. Mr. Schwerzler responded that one is the door to the garden and the other is the door that leads from the bedroom to the courtyard. The applicant agreed to keep the existing Window #2 if the HPC allows her to retain the door to entry the garden from the rear of the house.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
F	16 Southgate Avenue - Existing Conditions Floor Plan dated 7/18/13
G	Historic Annapolis, Inc. comments dated July 25, 2013

Vice Chair Leahy noted that the application for 16 Southgate Avenue complies with SOI 9 & 10, and HPC design guidelines C.1, C.6, C11, D.2, D.3, D.5, D.6, D.10, D.10a, D.12, D.15-D.18, D.20, D.24, D.28a, and D.28b. He moved approval of the application as amended subject to the applicant providing a detailed product specification for staff to review as well as modifying the design to retain Window 2. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

2. 79 Franklin Street – Julia Shiller – Enlarge existing rear porch, remove and reuse existing rear porch door and window and install two new windows.

Mr. Augusto Tono noted that all the comments made by staff at the July 9, 2013 meeting have been incorporated in the project. He noted that the proposed roof on the new porch has been changed and the existing doors were changed to two windows to match the front windows. The only thing added to the rear windows was the trim that is 1" smaller than the original. The historic window on Sheet 7.A1 that was located on the rear was relocated to the side to replace the non-historic vinyl window. The door proposed for removal will be reused in the basement. All of the new trim on the proposed porch will match the existing trim. He will try to replace the columns and if not will get something to emulate the existing. The gutters will be replaced to match the existing. He is proposing new recess lighting for the porch ceiling. The proposed roofing and railing will match the existing. The existing steps will be maintained to keep the character that currently exists. There will be two skylights added and the window in the rear dormer will be replaced with a one over one double window. He discussed a request for tree removal from a neighbor that the owners are willing to do. In response, Ms. Craig read an email from Ms. Reinhart stating that she no longer has concerns with the project. The applicant amended the application to incorporate the Historic Annapolis, Inc. suggestion for half round gutters.

Staff: Ms. Craig restated her written comments and recommended approval subject to the applicant ensuring consistency with DNEP comments regarding code requirements for the porch railing and rear stairs and also withdrawal of the skylights.

Public: Public testimony opened at 7:51pm and no one from the public spoke in favor or opposition to the application so **Chair Kennedy** declared the public testimony closed at 7:51pm.

Commissioners: The Commission asked the applicant several clarifying questions to which he responded.

Vice Chair Leahy noted the application for 79 Franklin Street complies with guidelines B.1, B.6, B.8, D.2, D.3-D.6, D.16, D.17, D.23, D.24, and D.28b. He moved approval of the amended application with the amendment to have half round gutters; withdrawal of roof skylights; consistency to the DNEP code requirements for the porch railing and rear stairs and provide the final design once DNEP has approved for staff to review. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 6-0.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Toews, Zeno, Kabriel

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
E	Revised Staff Report dated July 25, 2013
F	Historic Annapolis, Inc. comments dated July 25, 2013
G	Email from Julia Reinhart dated July 25, 2013

F. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 34 West Street/Gritz's Liquor Store – Michael Dowling Architect – Rear addition.

Mr. Dowling described the proposal by Gritz's Liquor Store to construct a one-story addition on the rear of the building. He went over the existing conditions and noted that the second floor was removed. He noted that the 1950s window on the rear would be addressed in the final application. There will be no changes to the front only a utilitarian addition on the rear. The materials on the existing building are shingles and the proposed new siding will match existing. The HPC requested more detail on the door.

Chair Kennedy summarized that this is a one story shed roof addition, lot line to lot line. There were comments regarding subordination and differentiation. There were no other concerns from the Commissioners. The HPC welcomes a full application.

H. ADMINISTRATIVE HEARINGS

1. Monthly Report – June 2013

The monthly report was distributed electronically. HPC offered kudos to staff for the number of applications approved administratively.

2. Chair/Vice Chair Elections

Ms. Zeno moved that those occupying the **Chair** and **Vice Chair** positions be retained. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 6-0.

I. ADJOURNMENT

With there being no further business, Ms. Zeno moved to adjourn the meeting at 8:16pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for September 10, 2013 at 6:30pm at the City Council Chambers.

Tami Hook, Recorder